



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor

william rose

Almonds Avenue

Approximate Gross Internal Floor Area : 210.0 sq m / 2260.42 sq ft

(Excluding Garage)

Garage Area : 17.0 sq m / 182.98 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



1 Almonds Avenue, Buckhurst Hill, IG9 5JN

£1,100,000

- *** CHAIN FREE ***
- Two Bathrooms
- Close to Schools
- Planning Permission Granted
- Conservatory
- Detached
- Kitchen / Breakfast Room
- Five Bedrooms
- Off-Street Parking
- Close to Epping Forest

1 Almonds Avenue, Buckhurst Hill IG9 5JN

A rare chance to acquire this five bedroom detached bungalow located in an exclusive part of Buckhurst Hill situated on a wide corner plot. The property has been extended to make spacious living accommodation and is in good condition throughout. This attractive bungalow has a garage and beautiful front and rear garden with planning permission currently granted.



Council Tax Band: G



This eye-catching five-bedroom detached bungalow is located in one of Buckhurst Hill's premiere roads, Almonds Avenue and is set back on a wide plot. The property currently has planning permission granted to double the existing square footage turning the current residence into a superior family home (Redbridge Planning Ref #1459/22). The property has already been extended to make further accommodation and can be tailored to suit many buyer's needs. The property offers spacious accommodation with its large reception hall, fitted kitchen diner leading to conservatory, utility room, 24ft lounge with study, 2 bedrooms on the ground floor and bathroom. There is a further three bedrooms and shower room on the first floor. Further benefits include attractive front and rear gardens, large driveway to the front of the property offering off-street parking for multiple vehicles and further off-street parking leading to the garage (the garage also has plumbing and power currently).

Almonds Avenue itself is a tranquil setting nestled just off Whitehall Lane which gives you access straight onto Epping Forest, whilst still being so close to Woodford, Buckhurst Hill and North Chingford amenities. There are many transport links close by such as the Central Line and the Overground station.

Being so close to all what Buckhurst Hill can offer, whilst being so close to open green spaces and transport facilities really makes Almonds Avenue an attractive place to live. If its schools you are looking for, you are spoilt for choice with many popular state and private schools close by.

EPC Rating: D

Council Tax Band: G (London Borough of Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not

imply that they are necessarily in working order or fit for the purpose.